

Land Management Ordinance FAQ

The Land Management Ordinance (LMO) is the consolidation of Edgefield County ordinances pertaining to the building and development of land. It includes the administrative processes, development requirements, zoning, permitted uses, Planning Commission review, and much more for Edgefield County.

The Edgefield County Planning Commission is currently in the process of developing the Land Management Ordinance in a form to be recommended to County Council for adoption. Input to the Planning Commission can be provided in writing to Kevin Singletary at ksingletary@edgefieldcounty.sc.gov or attending the Planning Commission's public hearing to be scheduled at a future date. This input will provide the County Staff and the Consultant team the ability to identify and prepare recommendations.

Once the Planning Commission makes a recommendation to County Council, Council will hold a public hearing and have three readings of the ordinance for consideration of adoption.

Q: Does the County currently have a Land Management Ordinance?

A: The County does currently have ordinances regulating the same issues; however, it is not a Land Management Ordinance. The Land Management Ordinance will be a condensing, organizing, updating, and revising of the current ordinances. The consolidation of these ordinance in an orderly manner in one document should provide the public better access to all the related information.

Q: Didn't the County already do a Land Management Ordinance?

A: The County, before beginning the Land Management Ordinance process adopted a Comprehensive Plan. While there are similarities between the Comprehensive Planning process and Land Management Ordinance process, and they relate to similar aspects of County Government, they are not the same. They are however related. As the Comprehensive plan is a vision for the County going forward for the next 10 years it is not regulatory in nature, the Land Management Ordinance is the regulatory ordinance that implements the Comprehensive Plan.

Q: Who will this effect?

A: The Land Management Ordinance will apply to all of unincorporated Edgefield County. Properties within the cities of Edgefield, Johnston, Trenton, and North Augusta will not be affected by the Land Management Ordinance. For many Edgefield County residence, the adoption of the Land Management Ordinance will have little to no impact. Those who develop land in Edgefield County will notice the greatest impact of the adoption of the Land Management Ordinance.

Q: Is the Land Management Ordinance basically zoning?

A: Zoning is only one aspect to the Land Management Ordinance. In regards to zoning, the Land Management Ordinance will identify the County's zoning districts, what is allowed in those districts, what the requirements for development are within those districts, and what individual pieces of property are zoned. This should aid in preventing incompatible uses from adversely affecting property owners.

Q: Will my property be zoned?

A: Currently only a small portion of unincorporated Edgefield County is zoned. The current draft zoning map that is part of the Land Management Ordinance zones the entire County. For most parts of Edgefield County that are currently un-zoned the zoning that will be put in place will be very basic and have few restrictions, but enough to provide some protection for current property owners from impactful development. Currently available on the County's website is an interactive draft zoning map

Q: Will zoning increase my property taxes?

A: Zoning is not related to property taxes, and will not change a property owner's taxes. Many think that what a property is zoned determines what taxes a property owner pays, and confuse tax property class for zoning. If a property is currently taxed Agricultural-Farm, Owner occupied, or Commercial, zoning will not change that.

Q: Will the Land Management Ordinance change what I can do on/with my property?

A: The Land Management Ordinance will establish permitted uses, conditional uses, special exceptions, and prohibited uses by district. Any new uses will need to comply with these. The Land Management Ordinance will also establish setback requirements, buffering requirements, land development application requirements, minimum lot size requirements, and other aspects of regulation for development. Current property uses will be "grandfathered in" and will be allowed to continue as previous to the adoption to the Land Management Ordinance unless the operation ceases for a period of time exceeding 6 months.

If you have any questions about the Land Management Ordinance please contact the County Planner Kevin Singletary at (803) 637 – 2101 or ksingletary@edgefieldcounty.sc.gov